

In the Claims:

Please cancel Claims 1-9; and amend Claims 10, 15, 23, 26, 35, and 38-43, all as shown below. Applicant respectfully reserves the right to prosecute any canceled or originally presented claims in a continuing or future application.

1-9. (Canceled)

10. (Currently Amended) A system for allowing a user to create a custom building design, comprising:

a central server having stored thereon a database of building design elements, wherein each entry in said database describes a ~~building~~ design element data and includes the current availability and the design characteristics of said ~~building~~ design element as provided by a vendor of said design elements;

[[a]] communications links to a plurality of ~~building design element~~ vendors for obtaining said ~~building~~ design element data;

a plurality of agreements that specify which design elements are to be provided by which vendors;

a user interface for presenting a set of currently available design element options to a user, as offered by the vendors, and for receiving from said user a set of preferred design element options; [[and,]]

a database processor for updating the contents of the database with updated ~~building~~ design element information received from the vendors; and

wherein a particular design element can be provided by multiple ones of said plurality of vendors, according to said agreements.

11. (Original) The system of claim 10 wherein said user interface includes a computer assisted design application for generating a display of the building with said preferred design options.

12. (Original) The system of claim 10 wherein said central server is a Web server and said user interface is a Web page hosted on said Web server
13. (Original) The system of claim 10 wherein said communications link includes an Internet transfer protocol for the relay of building design element data from said building design element vendor to said central server.
14. (Original) The system of claim 13 wherein the content of said Internet transfer protocol is defined by any of a file transfer protocol, hypertext transfer protocol, extensible markup language, or electronic mail communication.
15. (Currently Amended) The system of claim 10 wherein said communications link includes the transfer of a building element supply agreement from a vendor to the central server, said supply agreement including at [[on]] least one of a building design element.
16. (Original) The system of claim 10 wherein said vendor is a manufactured building component manufacturer.
17. (Original) The system of claim 10 wherein said vendor is a property lot developer.
18. (Original) The system of claim 10 wherein said vendor is a building element designer.
19. (Original) The system of claim 10 further comprising:  
an order processor for preparing an order to construct a building incorporating said preferred design options.
20. (Original) The system of claim 19 wherein said order is sent to a vendor supplying the building design element.

21. (Original) The system of claim 20 wherein one or more vendors are selected to fulfill the order.

22. (Original) The system of claim 19 further comprising a finance processor for determining the cost of constructing said building and qualifying the user to purchase said building.

23. (Currently Amended) A method for design and construction of manufactured homes, comprising:

providing a system including a central server having stored thereon a database of building design elements, wherein each entry in said database describes a design element data and includes the current availability and the design characteristics of said design element as provided by a vendor of said design elements, communications links to a plurality of vendors for obtaining said design element data, and a plurality of agreements that specify which design elements are to be provided by which vendors, wherein a particular design element can be provided by multiple ones of said plurality of vendors, according to said agreements;

receiving, via inputs received from a user interface, a selection, arrangement or other modification of design features of said manufactured home;

selecting one or more home manufacturers for building one or more modules of the designed home;

selecting of any one or more of multiple local and regional contractors to prepare a site for placement of said home; and,

ordering the building and shipment of parts and labor required to construct the designed device home.

24. (Original) The method according to claim 23, further comprising at least one of:

- (1) calculating buying-power qualifications of said user based on user financial inputs;  
and
- (2) sending financial inputs to an outside analyst for buying-power qualifications.

25. (Original) The method according to claim 23, wherein said step of receiving inputs from a user is via a Web site and a hypertext transfer protocol server.

26. (Currently Amended) A method for allowing a user to customize a building design by selecting a set of building element components, comprising:

receiving data at a system comprising a central server having stored thereon a database of building design elements, wherein each entry in said database describes a design element data and includes the current availability and the design characteristics of said design element as provided by a vendor of said design elements, communications links to a plurality of vendors for obtaining said design element data, and a plurality of agreements that specify which design elements are to be provided by which vendors, wherein a particular design element can be provided by multiple ones of said plurality of vendors, according to said agreements;

~~retrieving at a central server a building design element database, wherein each entry of said database includes the availability and the design characteristics of said building element;~~

updating said database with building design element data received from a building element vendor; and,

receiving at a user interface a set of preferred design options, chosen from a set of available design options, wherein each design option describes the design characteristics of a particular building element.

27. (Original) The method of claim 26, further comprising  
displaying to the user a drafted design of the building with said preferred design options.

28. (Original) The method of claim 26 wherein said step of receiving is by the Internet, at a Web page in communication with said central server

29. (Original) The method of claim 26 wherein said step of updating includes communicating by an Internet transfer protocol building element data from said building element vendor to said central server.

30. (Original) The method of claim 29 wherein the content of said Internet transfer protocol is defined by any of a file transfer protocol, hypertext transfer protocol, extensible markup language, or electronic mail communication.
31. (Original) The method of claim 26 further comprising the step of:  
preparing an order to construct a building incorporating said preferred design options.
32. (Original) The method of claim 31 further comprising the step of:  
sending said order to a vendor supplying the building design element.
33. (Original) The method of claim 32 further comprising the step of:  
selecting one or more vendors are selected to fulfill the order.
34. (Original) The method of claim 26 further comprising the step of:  
determining the cost of constructing said building and qualifying the user to purchase said building.
35. (Currently Amended) A system for building design and construction comprising:  
a server hosting communications with entities including consumers, manufacturers, developers, designers and suppliers, wherein said server stores data for said entities;  
a plurality of agreements that specify which design elements are to be provided by which vendors, wherein a particular design element can be provided by multiple ones of said plurality of vendors, according to said agreements;  
a design device that can select among the data stored by said server;  
a user interface device that can allow a user to make design and construction selections from the data stored on said server; and,  
an ordering mechanism that the user can use to order the design and construction selections.

36. (Original) The system of claim 35, wherein said building being designed is a manufactured home, and said ordering mechanism includes,

a selection for any one or more home manufacturers for building one or more modules of the designed home; and

a selector for any one or more of multiple local and regional contractors to prepare a site for placement of said home.

37. (Original) The system of claim 35, further comprising a communication mechanism configured to at least one of

- (1) calculate a buying-power qualification of said user based on user financial inputs; and
- (2) send financial inputs to an outside analyst for calculation of a buying-power qualification.

38. (Currently Amended) The ~~mechanism~~ system of claim 35, where said design device and said user interface device are applications stored on a Web-accessible computer and said communications device is a hypertext transfer protocol server.

39. (Currently Amended) The ~~mechanism~~ system of claim 35, wherein said design device is a computer assisted design application.

40. (Currently Amended) The ~~mechanism~~ system of claim 38, wherein said user interface device is a hypertext transfer protocol page maintained on the server.

41. (Currently Amended) The ~~mechanism~~ system of claim 35, wherein a list of design features is maintained on the server.

42. (Currently Amended) The ~~mechanism~~ system of claim 41, wherein said list of design features includes values denoting the availability and cost of the design feature.

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43. (Currently Amended) The ~~mechanism~~ system of claim 41, wherein said list of design features is communicated to the server from a vendor supplying the design feature.